HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: October 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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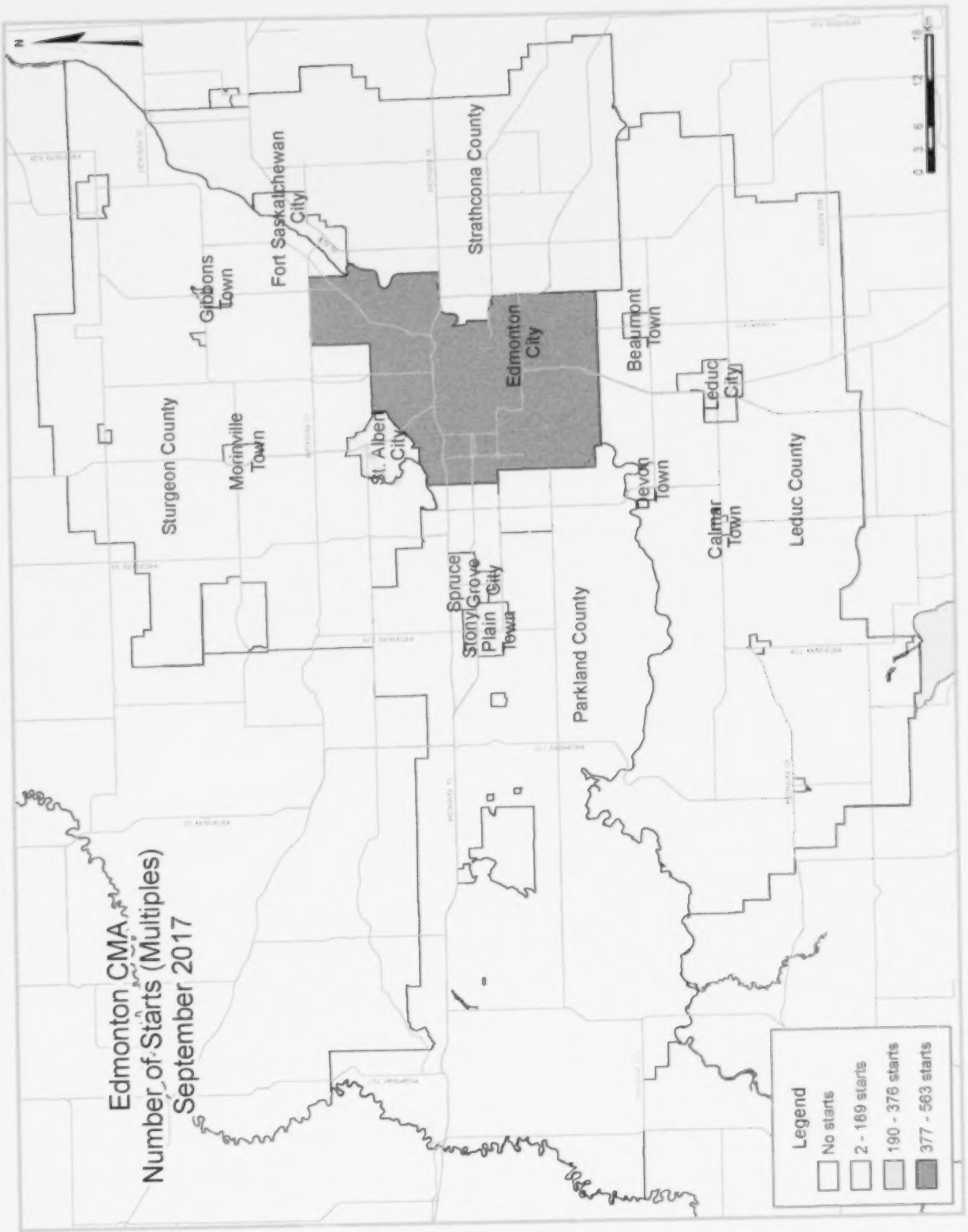
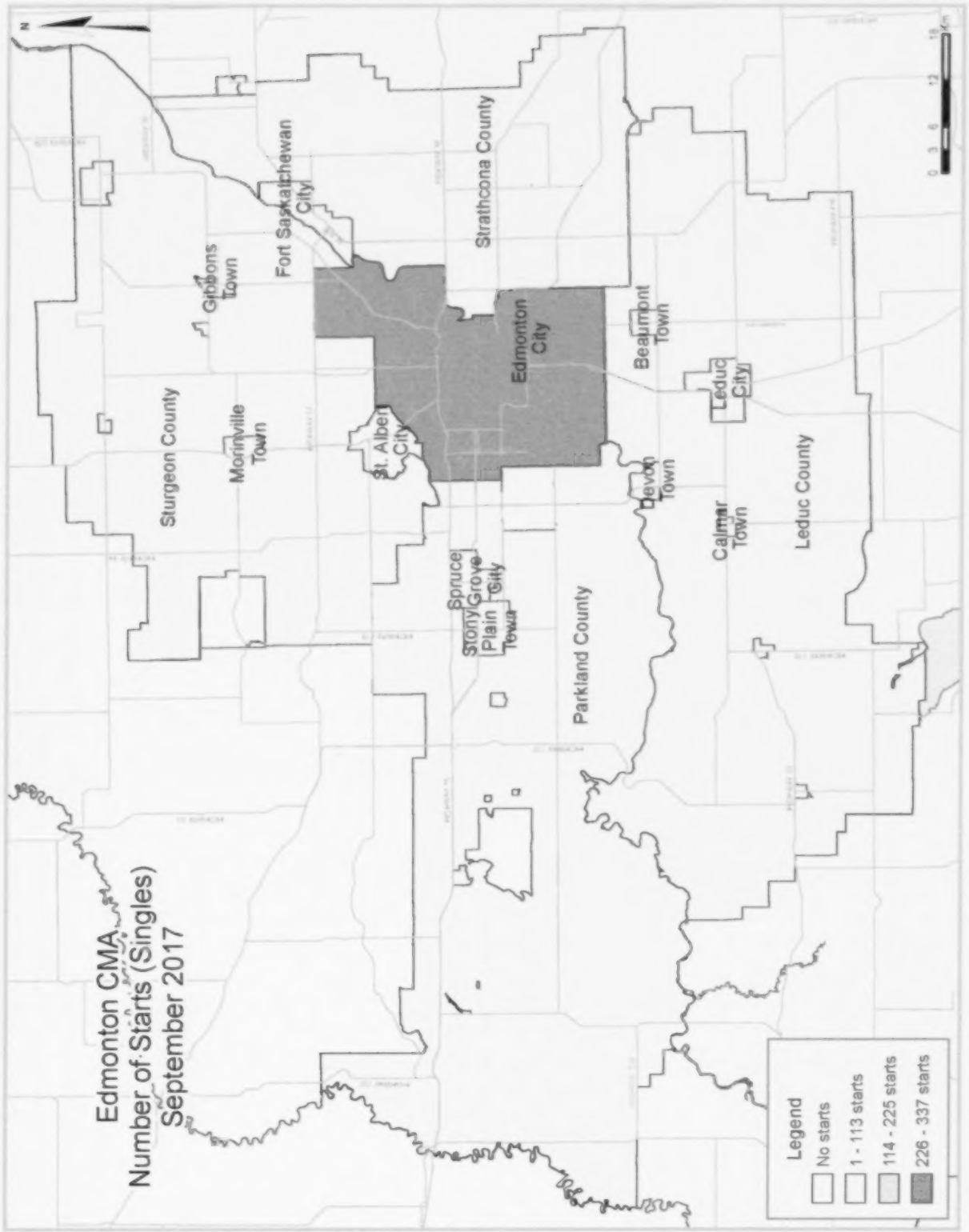
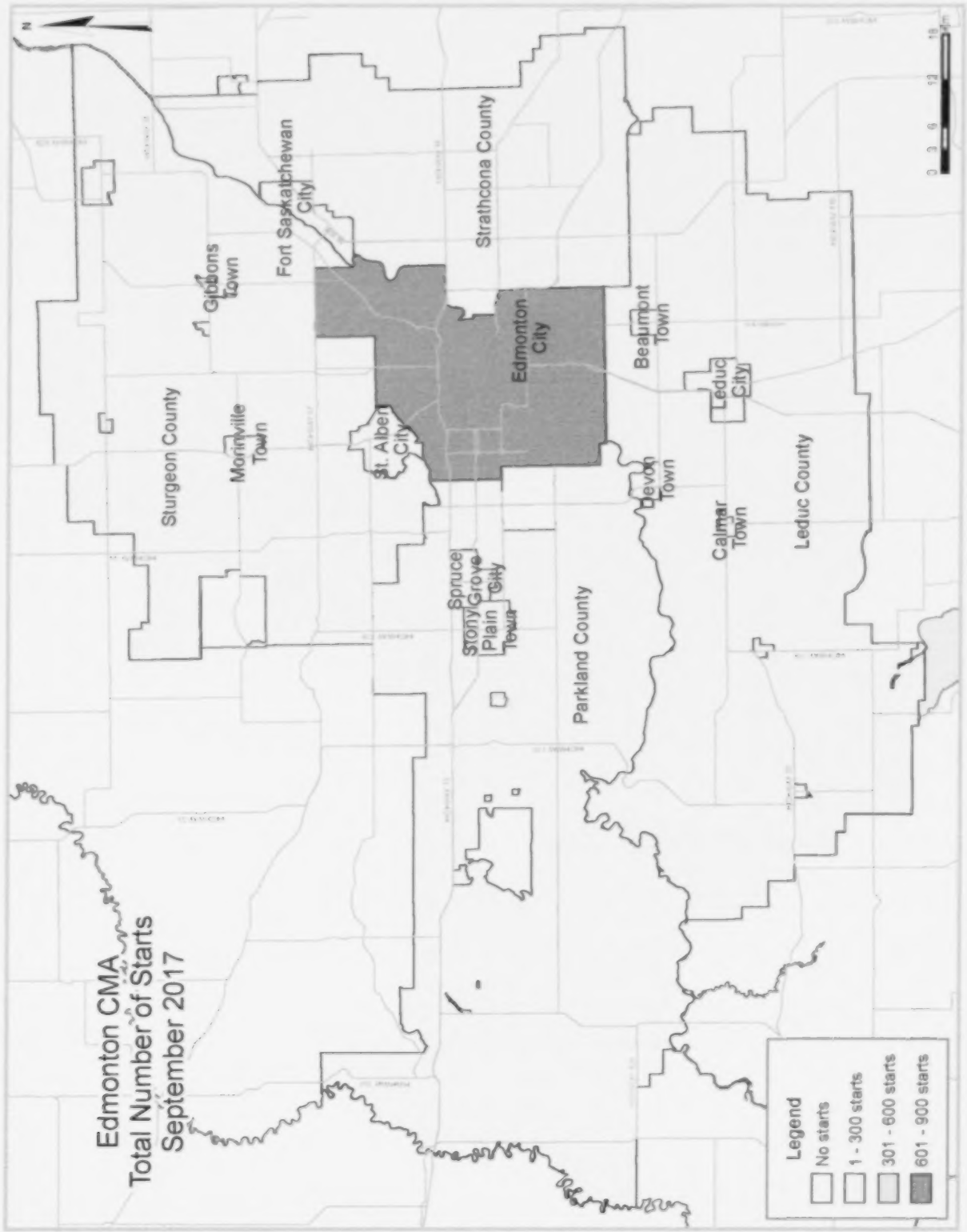
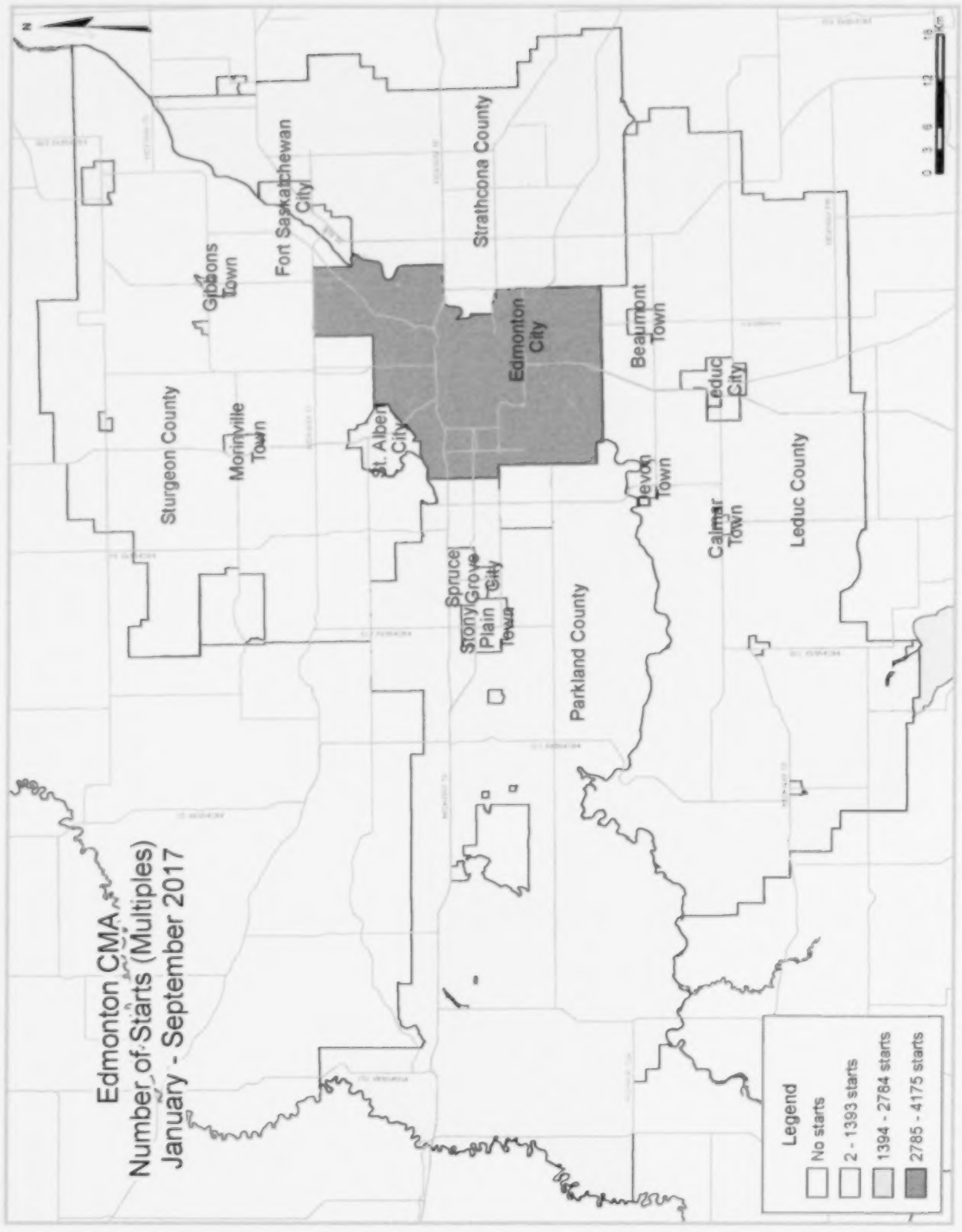
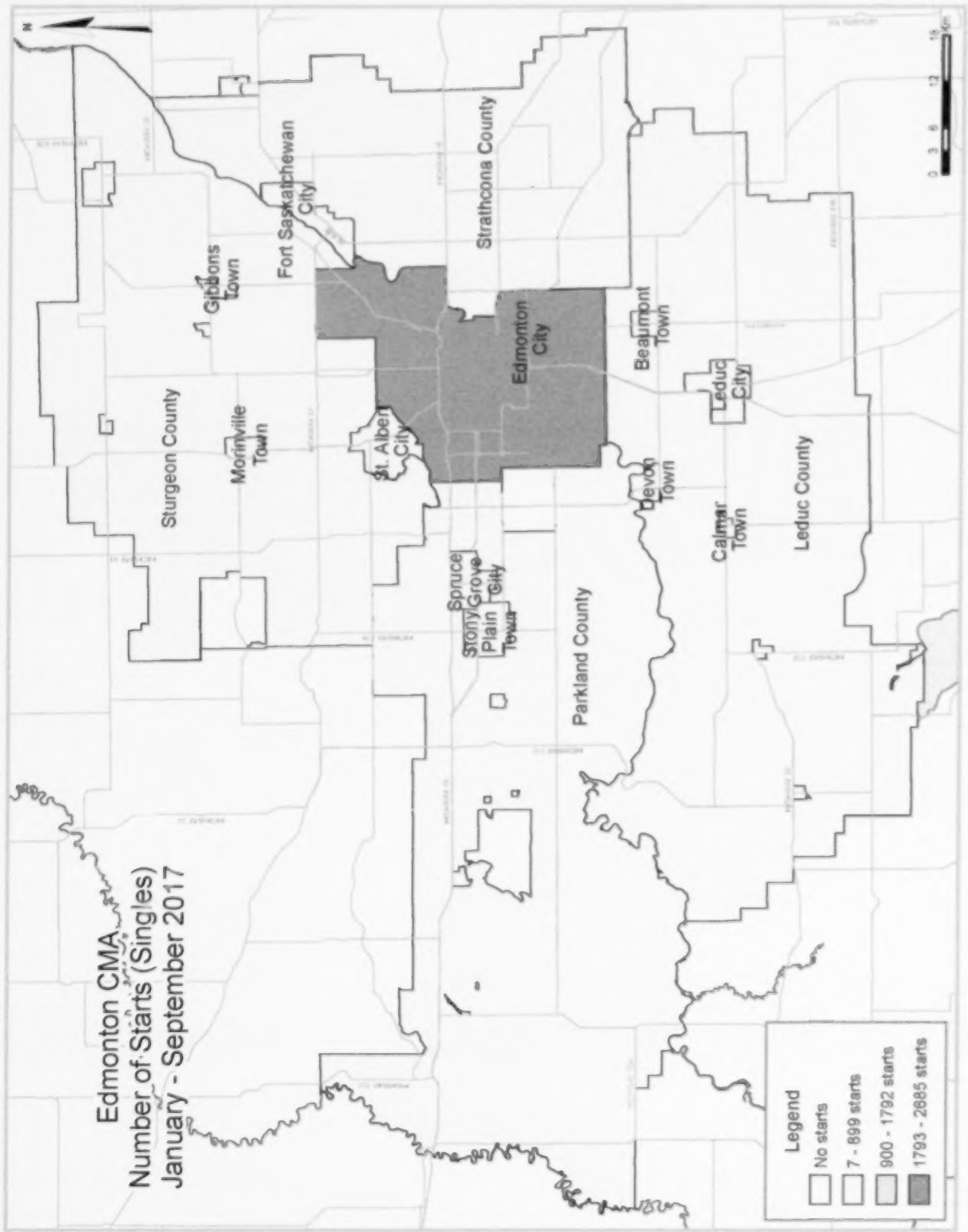
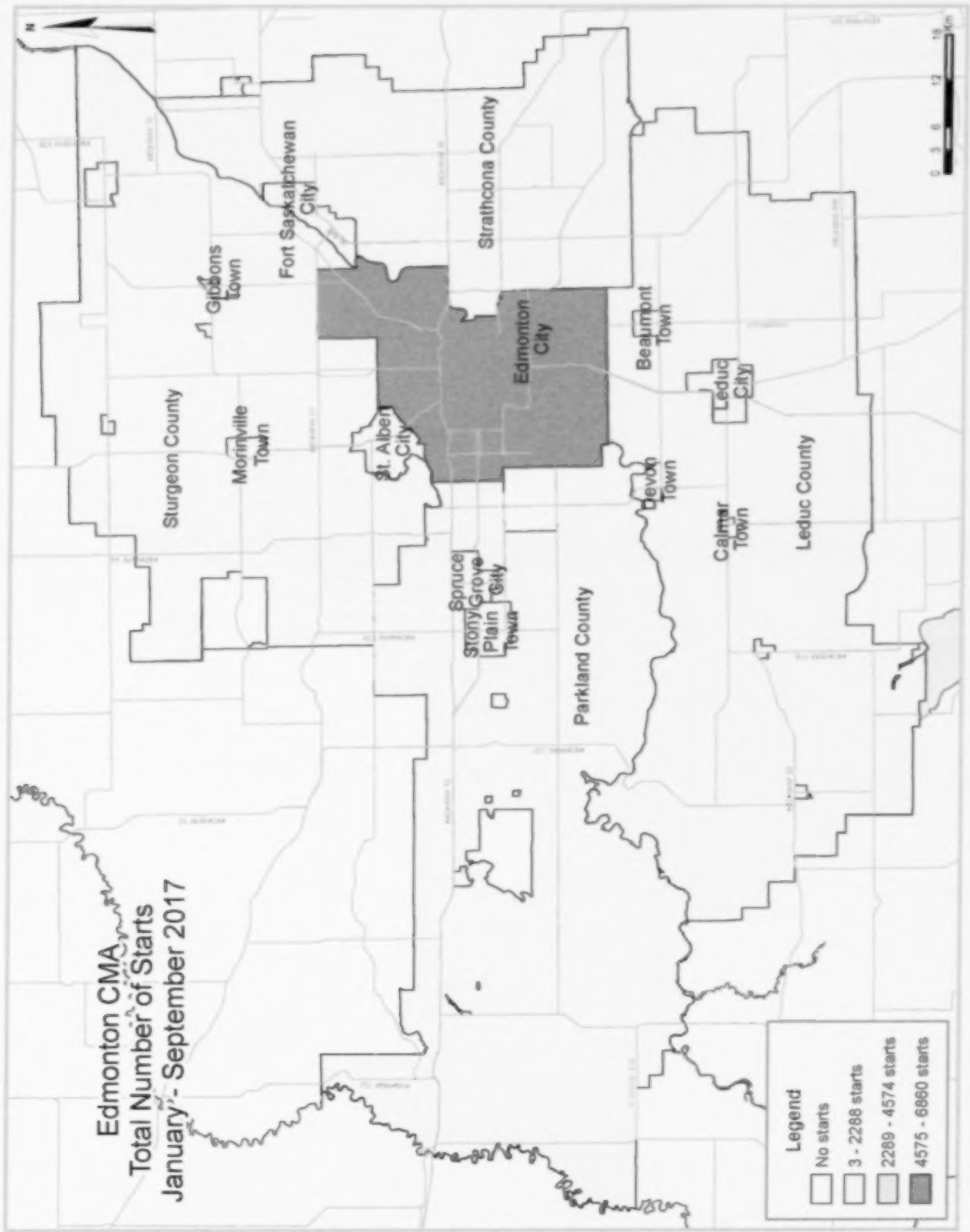

Edmonton CMA
Number of Starts (Multiples)
September 2017
Legend
No starts
2 - 189 starts
190 - 376 starts
377 - 563 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
September 2017
Legend
No starts
1 - 113 starts
114 - 225 starts
226 - 337 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Total Number of Starts
September 2017
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 300 starts
301 - 600 starts
601 - 900 starts


Edmonton CMA
Number of Starts (Multiples)
January - September 2017
Legend
No starts
2 - 1393 starts
1394 - 2784 starts
2785 - 4175 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - September 2017
N
Legend
No starts
7 - 899 starts
900 - 1792 starts
1793 - 2885 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - September 2017
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
3 - 2288 starts
2289 - 4574 starts
4575 - 6860 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2017		
Edmonton CMA[1]	August 2017	September 2017
Trend[2]	12,428	12,128
SAAR	10,753	12,655
	September 2016	September 2017
Actual		
September - Single-Detached	469	453
September - Multiples	353	631
September - Total	822	1,084
January to September - Single-Detached	3,077	3,803
January to September - Multiples	4,085	5,179
January to September - Total	7,162	8,982

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2017	453	172	69	0	32	118	0	240	1,084
September 2016	469	188	54	0	94	12	0	5	822
% Change	-3.4	-8.5	27.8	n/a	-66.0	**	n/a	**	31.9
Year-to-date 2017	3,798	1,414	457	5	468	1,793	59	988	8,982
Year-to-date 2016	3,071	1,306	351	6	588	947	115	698	7,162
% Change	23.7	2.0	30.2	-16.7	-20.4	89.3	-48.7	41.5	25.4
UNDER CONSTRUCTION									
September 2017	3,191	1,108	405	8	611	3,491	144	1,539	10,497
September 2016	2,538	1,074	333	6	633	3,030	229	2,056	9,899
% Change	25.7	3.2	21.6	33.3	-3.5	15.2	-37.1	-25.1	6.0
COMPLETIONS									
September 2017	326	144	48	0	45	0	0	16	579
September 2016	341	194	29	0	109	200	65	571	1,509
% Change	-4.4	-25.8	65.5	n/a	-58.7	-100.0	-100.0	-97.2	-61.6
Year-to-date 2017	3,388	1,484	402	3	448	914	60	1,453	8,152
Year-to-date 2016	3,860	1,718	359	5	791	2,155	375	2,873	12,136
% Change	-12.2	-13.6	12.0	-40.0	-43.4	-57.6	-84.0	-49.4	-32.8
COMPLETED & NOT ABSORBED									
September 2017	616	345	90	2	125	767	n/a	n/a	1,945
September 2016	643	368	79	3	204	543	n/a	n/a	1,840
% Change	-4.2	-6.3	13.9	-33.3	-38.7	41.3	n/a	n/a	5.7
ABSORBED									
September 2017	363	149	58	0	58	237	n/a	n/a	865
September 2016	402	211	47	0	101	212	n/a	n/a	973
% Change	-9.7	-29.4	23.4	n/a	-42.6	11.8	n/a	n/a	-11.1
Year-to-date 2017	3,354	1,484	387	4	453	895	n/a	n/a	6,577
Year-to-date 2016	3,988	1,745	328	2	601	1,921	n/a	n/a	8,585
% Change	-15.9	-15.0	18.0	100.0	-24.6	-53.4	n/a	n/a	-23.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
September 2017	337	144	42	0	19	118	0	240	900
September 2016	298	120	54	0	73	4	0	5	554
Beaumont Town									
September 2017	14	2	0	0	0	0	0	0	16
September 2016	28	0	0	0	0	0	0	0	28
Devon Town									
September 2017	1	0	0	0	0	0	0	0	1
September 2016	1	6	0	0	0	0	0	0	7
Fort Saskatchewan City									
September 2017	5	2	0	0	0	0	0	0	7
September 2016	11	12	0	0	0	0	0	0	23
Leduc City									
September 2017	16	4	13	0	9	0	0	0	42
September 2016	15	6	0	0	7	0	0	0	28
Leduc County									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	6	0	0	0	0	0	0	0	6
Morinville Town									
September 2017	2	0	0	0	0	0	0	0	2
September 2016	5	0	0	0	0	0	0	0	5
Parkland County									
September 2017	15	0	0	0	0	0	0	0	15
September 2016	12	0	0	0	0	0	0	0	12
Spruce Grove City									
September 2017	12	16	8	0	0	0	0	0	36
September 2016	30	10	0	0	4	0	0	0	52
St. Albert City									
September 2017	12	0	6	0	0	0	0	0	18
September 2016	18	8	0	0	8	8	0	0	42
Stony Plain Town									
September 2017	3	2	0	0	0	0	0	0	5
September 2016	7	14	0	0	0	0	0	0	21
Strathcona County									
September 2017	21	2	0	0	4	0	0	0	27
September 2016	26	4	0	0	2	0	0	0	32
Sturgeon County									
September 2017	7	0	0	0	0	0	0	0	7
September 2016	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	2	0	0	0	0	0	0	0	2
First Nations									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2017	453	172	69	0	32	118	0	240	1,084
September 2016	469	188	54	0	94	12	0	5	822

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
September 2017	2,162	740	299	7	520	3,097	67	1,375	8,267
September 2016	1,683	742	266	5	536	2,634	116	1,527	7,509
Beaumont Town									
September 2017	134	22	9	0	0	22	0	0	187
September 2016	118	24	7	0	0	0	0	0	149
Devon Town									
September 2017	8	6	0	0	0	32	0	0	46
September 2016	7	8	0	0	0	0	0	0	15
Fort Saskatchewan City									
September 2017	83	56	4	0	6	0	0	0	149
September 2016	47	52	8	0	0	0	0	0	107
Leduc City									
September 2017	121	48	44	0	28	0	0	0	241
September 2016	75	44	16	0	16	0	4	90	245
Leduc County									
September 2017	52	6	0	0	0	0	0	0	58
September 2016	76	4	3	0	0	0	0	0	83
Morinville Town									
September 2017	27	6	0	0	0	0	0	0	33
September 2016	13	8	0	0	0	3	0	0	24
Parkland County									
September 2017	111	0	0	0	0	0	0	0	111
September 2016	99	0	0	0	0	0	0	0	99
Spruce Grove City									
September 2017	88	108	8	0	12	0	6	0	222
September 2016	88	72	26	0	29	0	38	0	253
St. Albert City									
September 2017	108	48	13	0	23	277	0	164	633
September 2016	74	48	0	0	30	325	0	197	674
Stony Plain Town									
September 2017	25	14	0	0	0	12	71	0	122
September 2016	41	24	0	0	4	12	71	66	218
Strathcona County									
September 2017	185	54	24	1	22	51	0	0	337
September 2016	118	44	3	1	18	56	0	172	412
Sturgeon County									
September 2017	69	0	0	0	0	0	0	0	69
September 2016	67	0	0	0	0	0	0	0	67
Remainder of the CMA									
September 2017	18	0	4	0	0	0	0	0	22
September 2016	32	4	4	0	0	0	0	4	44
First Nations									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2017	3,191	1,108	405	8	611	3,491	144	1,539	10,497
September 2016	2,538	1,074	333	6	633	3,030	229	2,056	9,899

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
September 2017	249	100	26	0	32	0	0	16	423
September 2016	215	130	25	0	91	200	65	447	1,173
Beaumont Town									
September 2017	8	4	0	0	0	0	0	0	12
September 2016	10	0	0	0	0	0	0	0	10
Devon Town									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2017	4	8	0	0	4	0	0	0	16
September 2016	11	16	0	0	0	0	0	0	27
Leduc City									
September 2017	5	4	18	0	0	0	0	0	27
September 2016	12	4	0	0	0	0	0	0	16
Leduc County									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	3	0	0	0	0	0	0	0	3
Morinville Town									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	4	0	0	0	0	0	0	0	4
Parkland County									
September 2017	13	2	0	0	0	0	0	0	15
September 2016	12	0	0	0	0	0	0	0	12
Spruce Grove City									
September 2017	14	14	0	0	3	0	0	0	31
September 2016	12	14	4	0	4	0	0	0	34
St. Albert City									
September 2017	8	4	0	0	6	0	0	0	18
September 2016	26	20	0	0	14	0	0	0	60
Stony Plain Town									
September 2017	5	6	0	0	0	0	0	0	11
September 2016	2	4	0	0	0	0	0	0	6
Strathcona County									
September 2017	9	2	0	0	0	0	0	0	11
September 2016	23	6	0	0	0	0	0	124	153
Sturgeon County									
September 2017	3	0	0	0	0	0	0	0	3
September 2016	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
September 2017	0	0	4	0	0	0	0	0	4
September 2016	4	0	0	0	0	0	0	0	4
First Nations									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2017	326	144	48	0	45	0	0	16	579
September 2016	341	194	29	0	109	200	65	571	1,509

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
September 2017	386	212	64	2	87	538	n/a	n/a	1,289
September 2016	376	218	35	3	129	461	n/a	n/a	1,222
Beaumont Town									
September 2017	23	4	0	0	0	3	n/a	n/a	30
September 2016	25	10	8	0	0	8	n/a	n/a	51
Devon Town									
September 2017	2	1	0	0	0	0	n/a	n/a	3
September 2016	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
September 2017	18	21	9	0	0	0	n/a	n/a	48
September 2016	35	38	4	0	9	0	n/a	n/a	86
Leduc City									
September 2017	39	12	4	0	1	0	n/a	n/a	56
September 2016	48	9	6	0	14	0	n/a	n/a	77
Leduc County									
September 2017	8	0	0	0	0	0	n/a	n/a	8
September 2016	9	0	0	0	0	0	n/a	n/a	9
Morinville Town									
September 2017	8	2	0	0	0	0	n/a	n/a	10
September 2016	11	2	0	0	0	0	n/a	n/a	13
Parkland County									
September 2017	7	0	0	0	0	0	n/a	n/a	7
September 2016	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
September 2017	34	43	2	0	5	28	n/a	n/a	112
September 2016	37	47	17	0	7	45	n/a	n/a	153
St. Albert City									
September 2017	33	12	3	0	5	164	n/a	n/a	217
September 2016	33	22	0	0	10	0	n/a	n/a	65
Stony Plain Town									
September 2017	18	17	2	0	2	0	n/a	n/a	39
September 2016	20	17	5	0	11	0	n/a	n/a	53
Strathcona County									
September 2017	31	20	4	0	23	34	n/a	n/a	112
September 2016	26	5	3	0	22	29	n/a	n/a	85
Sturgeon County									
September 2017	4	0	0	0	0	0	n/a	n/a	4
September 2016	5	0	0	0	0	0	n/a	n/a	5
Remainder of the CMA									
September 2017	5	1	2	0	2	0	n/a	n/a	10
September 2016	9	0	1	0	2	0	n/a	n/a	12
First Nations									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
September 2017	616	345	90	2	125	767	n/a	n/a	1,945
September 2016	643	368	79	3	204	543	n/a	n/a	1,840

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
September 2017	261	95	35	0	42	231	n/a	n/a	664
September 2016	265	148	37	0	81	211	n/a	n/a	742
Beaumont Town									
September 2017	11	5	0	0	0	0	n/a	n/a	16
September 2016	14	3	0	0	0	0	n/a	n/a	17
Devon Town									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
September 2017	9	9	2	0	4	0	n/a	n/a	24
September 2016	17	19	0	0	3	0	n/a	n/a	39
Leduc City									
September 2017	8	7	18	0	2	0	n/a	n/a	35
September 2016	13	6	0	0	0	0	n/a	n/a	19
Leduc County									
September 2017	8	0	0	0	0	0	n/a	n/a	8
September 2016	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
September 2017	6	0	0	0	0	0	n/a	n/a	6
September 2016	4	2	0	0	0	0	n/a	n/a	6
Parkland County									
September 2017	15	2	0	0	0	0	n/a	n/a	17
September 2016	12	0	0	0	0	0	n/a	n/a	12
Spruce Grove City									
September 2017	15	13	0	0	3	2	n/a	n/a	33
September 2016	16	14	10	0	4	0	n/a	n/a	44
St. Albert City									
September 2017	10	9	0	0	4	0	n/a	n/a	23
September 2016	23	11	0	0	9	0	n/a	n/a	43
Stony Plain Town									
September 2017	6	5	0	0	0	0	n/a	n/a	11
September 2016	7	2	0	0	1	0	n/a	n/a	10
Strathcona County									
September 2017	10	3	1	0	3	4	n/a	n/a	21
September 2016	21	6	0	0	3	1	n/a	n/a	31
Sturgeon County									
September 2017	4	0	0	0	0	0	n/a	n/a	4
September 2016	6	0	0	0	0	0	n/a	n/a	6
Remainder of the CMA									
September 2017	0	1	2	0	0	0	n/a	n/a	3
September 2016	1	0	0	0	0	0	n/a	n/a	1
First Nations									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
September 2017	363	149	58	0	58	237	n/a	n/a	865
September 2016	402	211	47	0	101	212	n/a	n/a	973

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Edmonton City	337	298	144	124	61	123	358	9	900	554	62.5
Beaumont Town	14	28	2	0	0	0	0	0	16	28	-42.9
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	1	1	0	6	0	0	0	0	1	7	-85.7
Fort Saskatchewan City	5	11	2	12	0	0	0	0	7	23	-69.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	16	15	6	6	20	7	0	0	42	28	50.0
Leduc County	4	6	0	0	0	0	0	0	4	6	-33.3
Morinville Town	2	5	0	0	0	0	0	0	2	5	-60.0
Parkland County	15	12	0	0	0	0	0	0	15	12	25.0
Spruce Grove City	12	30	16	22	8	0	0	0	36	52	-30.8
St. Albert City	12	18	0	8	6	8	0	8	18	42	-57.1
Stony Plain Town	3	7	2	14	0	0	0	0	5	21	-76.2
Strathcona County	21	26	2	6	4	0	0	0	27	32	-15.6
Sturgeon County	7	10	0	0	0	0	0	0	7	10	-30.0
Remainder of the CMA	2	2	0	0	0	0	0	0	2	2	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	453	469	174	198	99	138	358	17	1,084	822	31.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	2,685	2,145	1,022	988	759	831	2,394	1,016	6,860	4,980	37.8
Beaumont Town	161	107	26	24	9	4	22	0	218	135	61.5
Calmar Town	7	4	0	0	0	0	0	0	7	4	75.0
Devon Town	8	7	6	8	0	0	0	0	14	15	-6.7
Fort Saskatchewan City	85	67	58	84	4	12	0	48	147	211	-30.3
Gibbons Town	0	0	0	0	3	0	0	0	3	0	n/a
Leduc City	141	79	58	48	80	26	0	0	279	153	82.4
Leduc County	36	65	4	4	0	3	0	0	40	72	-44.4
Morinville Town	40	19	10	8	0	0	0	0	50	27	85.2
Parkland County	106	95	2	0	0	0	0	0	108	95	13.7
Spruce Grove City	115	115	118	96	16	63	0	0	249	274	-9.1
St. Albert City	118	87	52	86	27	37	314	406	511	616	-17.0
Stony Plain Town	31	48	16	28	0	3	0	3	47	82	-42.7
Strathcona County	185	136	90	72	34	9	51	172	360	389	-7.5
Sturgeon County	71	83	0	0	0	0	0	0	71	83	-14.5
Remainder of the CMA	14	20	0	2	4	4	0	0	18	26	-30.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,803	3,077	1,462	1,448	936	992	2,781	1,645	8,982	7,162	25.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Edmonton City	61	123	0	0	118	4	240	5
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	6	8	0	0	0	8	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	99	138	0	0	118	12	240	5

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	700	731	59	100	1,570	538	824	478
Beaumont Town	9	4	0	0	22	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	12	0	0	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	80	26	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	63	0	0	0	0	0	0
St. Albert City	27	22	0	15	150	406	164	0
Stony Plain Town	0	3	0	0	0	3	0	0
Strathcona County	34	9	0	0	51	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	877	877	59	115	1,793	947	988	698

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Edmonton City	523	472	137	77	240	5	900	554
Beaumont Town	16	28	0	0	0	0	16	28
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	1	7	0	0	0	0	1	7
Fort Saskatchewan City	7	23	0	0	0	0	7	23
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	33	21	9	7	0	0	42	28
Leduc County	4	6	0	0	0	0	4	6
Morinville Town	2	5	0	0	0	0	2	5
Parkland County	15	12	0	0	0	0	15	12
Spruce Grove City	36	48	0	4	0	0	36	52
St. Albert City	18	26	0	16	0	0	18	42
Stony Plain Town	5	21	0	0	0	0	5	21
Strathcona County	23	30	4	2	0	0	27	32
Sturgeon County	7	10	0	0	0	0	7	10
Remainder of the CMA	2	2	0	0	0	0	2	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	694	711	150	106	240	5	1,084	822

Table 2.5: Starts by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	4,016	3,356	1,961	1,046	883	578	6,860	4,980
Beaumont Town	196	135	22	0	0	0	218	135
Calmar Town	7	4	0	0	0	0	7	4
Devon Town	14	15	0	0	0	0	14	15
Fort Saskatchewan City	139	163	8	0	0	48	147	211
Gibbons Town	0	0	3	0	0	0	3	0
Leduc City	265	143	14	10	0	0	279	153
Leduc County	40	72	0	0	0	0	40	72
Morinville Town	50	27	0	0	0	0	50	27
Parkland County	108	95	0	0	0	0	108	95
Spruce Grove City	241	255	8	19	0	0	249	274
St. Albert City	176	159	171	442	164	15	511	616
Stony Plain Town	47	79	0	3	0	0	47	82
Strathcona County	281	196	79	21	0	172	360	389
Sturgeon County	71	83	0	0	0	0	71	83
Remainder of the CMA	18	26	0	0	0	0	18	26
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,669	4,808	2,266	1,541	1,047	813	8,982	7,162

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Edmonton City	249	215	104	130	54	181	16	647	423	1,173	-63.9
Beaumont Town	8	10	4	0	0	0	0	0	12	10	20.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	4	11	12	16	0	0	0	0	16	27	-40.7
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	5	12	4	4	18	0	0	0	27	16	68.8
Leduc County	4	3	0	0	0	0	0	0	4	3	33.3
Morinville Town	4	4	0	0	0	0	0	0	4	4	0.0
Parkland County	13	12	2	0	0	0	0	0	15	12	25.0
Spruce Grove City	14	12	14	14	3	8	0	0	31	34	-8.8
St. Albert City	8	26	6	28	4	6	0	0	18	60	-70.0
Stony Plain Town	5	2	6	4	0	0	0	0	11	6	83.3
Strathcona County	9	23	2	6	0	0	0	124	11	153	-92.8
Sturgeon County	3	7	0	0	0	0	0	0	3	7	-57.1
Remainder of the CMA	0	3	0	0	4	0	0	0	4	3	33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	326	341	154	202	83	195	16	771	579	1,509	-61.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	2,418	2,654	1,086	1,352	710	1,027	1,788	4,029	6,002	9,062	-33.8
Beaumont Town	157	121	26	36	0	71	0	71	183	299	-38.8
Calmar Town	4	8	0	0	0	4	0	0	4	12	-66.7
Devon Town	5	3	12	2	0	0	0	0	17	5	**
Fort Saskatchewan City	51	80	66	94	20	105	0	96	137	375	-63.5
Gibbons Town	1	2	0	0	3	0	0	0	4	2	100.0
Leduc City	111	168	56	36	38	49	0	160	205	413	-50.4
Leduc County	52	90	2	0	0	0	0	0	54	90	-40.0
Morinville Town	30	38	12	16	0	0	0	36	42	90	-53.3
Parkland County	91	104	2	0	0	0	0	0	93	104	-10.6
Spruce Grove City	122	136	100	138	38	75	0	140	260	489	-46.8
St. Albert City	88	122	72	64	19	61	285	110	464	357	30.0
Stony Plain Town	41	39	32	26	0	19	66	126	139	210	-33.8
Strathcona County	136	187	72	52	20	8	228	260	456	507	-10.1
Sturgeon County	66	93	0	0	0	0	0	0	66	93	-29.0
Remainder of the CMA	18	20	4	0	4	8	0	0	26	28	-7.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,391	3,865	1,542	1,816	852	1,427	2,367	5,028	8,152	12,136	-32.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Edmonton City	54	116	0	65	0	200	16	447
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	18	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	8	0	0	0	0	0	0
St. Albert City	4	6	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	124
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	83	130	0	65	0	200	16	571

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	662	850	48	177	660	2,079	1,128	1,950
Beaumont Town	0	6	0	65	0	8	0	63
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	20	32	0	73	0	0	0	96
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	38	49	0	0	0	0	0	160
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	26	71	12	4	0	68	0	72
St. Albert City	19	11	0	50	198	0	87	110
Stony Plain Town	0	19	0	0	0	0	66	126
Strathcona County	20	8	0	0	56	0	172	260
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	8	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	792	1,054	60	373	914	2,155	1,453	2,873

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Edmonton City	375	370	32	291	16	512	423	1,173
Beaumont Town	12	10	0	0	0	0	12	10
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	27	4	0	0	0	16	27
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	27	16	0	0	0	0	27	16
Leduc County	4	3	0	0	0	0	4	3
Morinville Town	4	4	0	0	0	0	4	4
Parkland County	15	12	0	0	0	0	15	12
Spruce Grove City	28	30	3	4	0	0	31	34
St. Albert City	12	46	6	14	0	0	18	60
Stony Plain Town	11	6	0	0	0	0	11	6
Strathcona County	11	29	0	0	0	124	11	153
Sturgeon County	3	7	0	0	0	0	3	7
Remainder of the CMA	4	3	0	0	0	0	4	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	518	564	45	309	16	636	579	1,509

Table 3.5: Completions by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	3,800	4,179	1,026	2,754	1,176	2,129	6,002	9,062
Beaumont Town	183	163	0	8	0	128	183	299
Calmar Town	4	8	0	0	0	4	4	12
Devon Town	17	5	0	0	0	0	17	5
Fort Saskatchewan City	133	184	4	22	0	169	137	375
Gibbons Town	1	2	3	0	0	0	4	2
Leduc City	195	233	10	20	0	160	205	413
Leduc County	54	90	0	0	0	0	54	90
Morinville Town	42	54	0	0	0	36	42	90
Parkland County	93	104	0	0	0	0	93	104
Spruce Grove City	222	328	26	85	12	76	260	489
St. Albert City	162	178	215	19	87	160	464	357
Stony Plain Town	73	68	0	16	66	126	139	210
Strathcona County	203	224	81	23	172	260	456	507
Sturgeon County	66	93	0	0	0	0	66	93
Remainder of the CMA	26	24	0	4	0	0	26	28
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,274	5,937	1,365	2,951	1,513	3,248	8,152	12,136

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
September 2017	45	17.3	86	33.1	56	21.5	32	12.3	41	15.8	260	500,000	557,105
September 2016	48	18.4	74	28.4	78	29.9	31	11.9	30	11.5	261	520,000	573,267
Year-to-date 2017	404	17.2	736	31.3	607	25.8	283	12.0	321	13.7	2,351	505,000	568,095
Year-to-date 2016	354	13.1	747	27.7	824	30.6	364	13.5	407	15.1	2,696	530,000	595,966
Beaumont Town													
September 2017	0	0.0	5	45.5	3	27.3	3	27.3	0	0.0	11	530,000	544,191
September 2016	6	42.9	2	14.3	4	28.6	2	14.3	0	0.0	14	460,000	461,714
Year-to-date 2017	19	12.3	65	41.9	57	36.8	12	7.7	2	1.3	155	500,000	500,142
Year-to-date 2016	51	44.7	32	28.1	23	20.2	8	7.0	0	0.0	114	400,000	438,584
Calmar Town													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Devon Town													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	33.3	0	0.0	3	50.0	0	0.0	1	16.7	6	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
September 2017	0	0.0	4	44.4	2	22.2	1	11.1	2	22.2	9	0	558,926
September 2016	1	5.9	11	64.7	2	11.8	1	5.9	2	11.8	17	470,000	511,824
Year-to-date 2017	6	10.2	23	39.0	20	33.9	4	6.8	6	10.2	59	455,000	521,135
Year-to-date 2016	17	15.0	63	55.8	24	21.2	5	4.4	4	3.5	113	462,500	477,517
Gibbons Town													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
September 2017	2	25.0	5	62.5	0	0.0	1	12.5	0	0.0	8	0	456,149
September 2016	2	15.4	9	69.2	1	7.7	1	7.7	0	0.0	13	445,000	454,856
Year-to-date 2017	40	39.2	45	44.1	12	11.8	3	2.9	2	2.0	102	430,000	438,528
Year-to-date 2016	53	31.0	80	46.8	23	13.5	9	5.3	6	3.5	171	427,500	459,633
Leduc County													
September 2017	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	0	746,739
September 2016	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	0	0
Year-to-date 2017	4	7.5	4	7.5	8	15.1	7	13.2	30	56.6	53	635,000	708,307
Year-to-date 2016	15	17.9	18	21.4	18	21.4	12	14.3	21	25.0	84	570,000	576,191
Morinville Town													
September 2017	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	0	379,317
September 2016	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	0	392,450
Year-to-date 2017	20	58.8	11	32.4	3	8.8	0	0.0	0	0.0	34	0	344,707
Year-to-date 2016	20	57.1	14	40.0	1	2.9	0	0.0	0	0.0	35	0	386,967

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
September 2017	1	16.7	0	0.0	0	0.0	1	16.7	4	66.7	6	0	767,333
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	3	18.8	0	0.0	1	6.3	2	12.5	10	62.5	16	0	793,890
Year-to-date 2016	2	16.7	0	0.0	1	8.3	2	16.7	7	58.3	12	0	0
Spruce Grove City													
September 2017	4	26.7	7	46.7	1	6.7	0	0.0	3	20.0	15	445,000	506,392
September 2016	3	18.8	8	50.0	2	12.5	1	6.3	2	12.5	16	475,000	523,346
Year-to-date 2017	31	26.1	59	49.6	20	16.8	5	4.2	4	3.4	119	455,000	464,186
Year-to-date 2016	25	16.0	72	46.2	29	18.6	17	10.9	13	8.3	156	475,000	503,025
St. Albert City													
September 2017	3	30.0	0	0.0	4	40.0	1	10.0	2	20.0	10	572,500	580,035
September 2016	0	0.0	2	9.1	5	22.7	7	31.8	8	36.4	22	650,000	683,482
Year-to-date 2017	8	9.6	14	16.9	25	30.1	20	24.1	16	19.3	83	590,000	594,758
Year-to-date 2016	0	0.0	12	9.8	27	22.0	45	36.6	39	31.7	123	650,000	681,704
Stony Plain Town													
September 2017	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	0	739,467
September 2016	1	14.3	2	28.6	3	42.9	0	0.0	1	14.3	7	0	504,180
Year-to-date 2017	15	31.9	20	42.6	5	10.6	1	2.1	6	12.8	47	0	544,608
Year-to-date 2016	4	9.5	19	45.2	8	19.0	4	9.5	7	16.7	42	0	523,158
Strathcona County													
September 2017	1	11.1	2	22.2	3	33.3	1	11.1	2	22.2	9	0	678,813
September 2016	0	0.0	2	10.5	5	26.3	2	10.5	10	52.6	19	760,000	919,842
Year-to-date 2017	3	2.8	18	16.8	47	43.9	12	11.2	27	25.2	107	565,000	668,949
Year-to-date 2016	3	1.6	45	24.5	60	32.6	26	14.1	50	27.2	184	545,000	702,357
Sturgeon County													
September 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	0	807,500
September 2016	3	50.0	0	0.0	0	0.0	0	0.0	3	50.0	6	0	535,000
Year-to-date 2017	10	14.7	9	13.2	8	11.8	9	13.2	32	47.1	68	695,000	668,079
Year-to-date 2016	26	30.2	8	9.3	10	11.6	10	11.6	32	37.2	86	600,000	672,616
Remainder of the CMA													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	6	75.0	0	0.0	0	0.0	2	25.0	0	0.0	8	0	0
Year-to-date 2016	11	78.6	0	0.0	0	0.0	2	14.3	1	7.1	14	0	0
First Nations													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
September 2017	61	17.3	113	32.1	72	20.5	41	11.6	65	18.5	352	505,000	566,872
September 2016	68	17.8	112	29.2	101	26.4	45	11.7	57	14.9	383	515,000	579,512
Year-to-date 2017	576	17.9	1,006	31.3	816	25.4	360	11.2	457	14.2	3,215	500,000	561,510
Year-to-date 2016	592	15.4	1,111	28.9	1,048	27.3	504	13.1	587	15.3	3,842	520,000	584,049

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2017						
Submarket	Sept 2017	Sept 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	557,105	573,267	-2.8	568,095	595,966	-4.7
Beaumont Town	544,191	461,714	17.9	500,142	438,584	14.0
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	558,926	511,824	9.2	521,135	477,517	9.1
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	456,149	454,856	0.3	438,528	459,633	-4.6
Leduc County	746,739	-	n/a	708,307	576,191	22.9
Morinville Town	379,317	392,450	-3.3	344,707	386,967	-10.9
Parkland County	767,333	-	n/a	793,890	-	n/a
Spruce Grove City	506,392	523,346	-3.2	464,186	503,025	-7.7
St. Albert City	580,035	683,482	-15.1	594,758	681,704	-12.8
Stony Plain Town	739,467	504,180	46.7	544,608	523,158	4.1
Strathcona County	678,813	919,842	-26.2	668,949	702,357	-4.8
Sturgeon County	807,500	535,000	50.9	668,079	672,616	-0.7
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	566,872	579,512	-2.2	561,510	584,049	-3.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

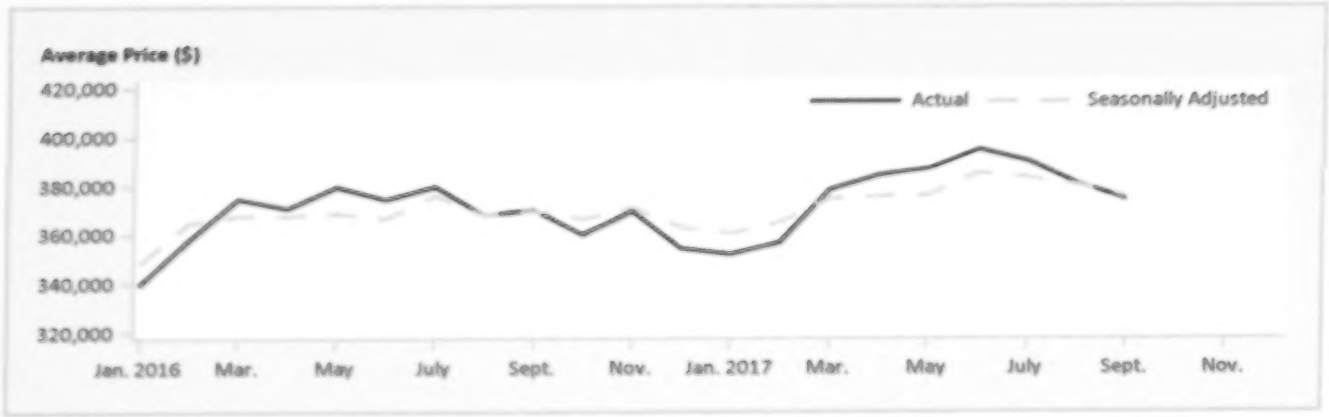


Figure 5.2: MLS® Residential Sales for Edmonton

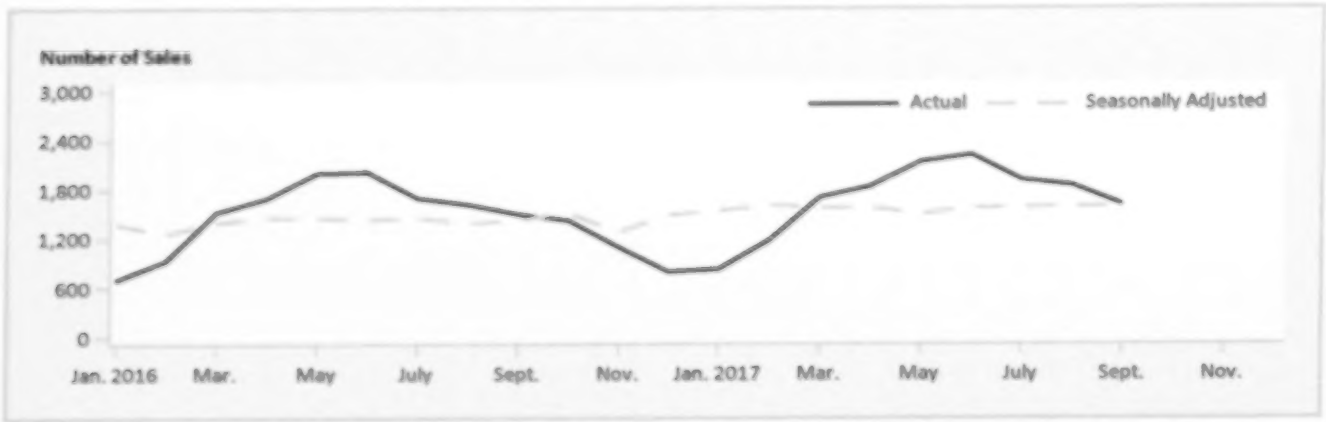


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64	100.0	137.3	763	8.1	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	767	7.9	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	7.9	72.9	1,098
	July	573	3.14	4.84	99.8	136.8	759	8.5	72.8	1,115
	August	573	3.14	4.84	99.9	137.1	760	8.7	73.1	1,143
	September	575	3.09	4.89		136.7	765	8.5	73.2	1,161
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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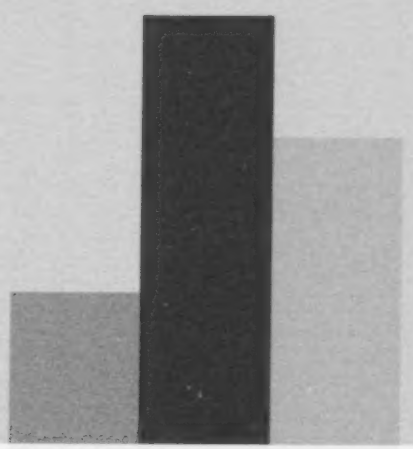

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